PRE BID QUERY

Mallasandra Package A & B

Tender Notification No.02/2026-27 dt:17.04.2026

09.05.2026

<table>
<tr><th>Sl. No.</th><th>Queries from Bidders</th><th>Tender Document</th><th>Remarks/Proposed Amendment/ Proposed Response to the queries.</th></tr>
<tr><td>1.</td><td>Sri. Madhusudan Gowda, Parijatha, requested for increase the tender period 30 to 35 years- as the said person is interest to run a cinema theatre hall.</td><td rowspan="2">The Period of License is 10(Ten) years from the effective date, which will be mentioned in the agreement.</td><td rowspan="2">Refer Amendment</td></tr>
<tr><td>2.</td><td>Sri.Lohith, Madhuveer, has requested to increase the tender period 20 years- as the said person is intended to run a dark storeage stores.</td></tr>
<tr><td>3.</td><td>Sri. Madhusudan Gowda, Parijatha , has requested an extension of the gestation period by 1.5 years, as he intends to establish a wedding hall and requires additional time to convert the commercial space to meet the necessary requirements.</td><td rowspan="2"><u>Gestation Period</u>: The selected licensee will be provided with (License fee-free) rent-free gestation period of 06 months from the date of agreement. The gestation period includes time for developing the space & submission of plans, obtaining approval of plans from BMTC and carrying out, flooring, toilets, interiors, electrical, fire fighting, interior plumbing & sanitation and other works as required by the licensee at their own cost. The space will be provided under "as is where is basis" condition.</td><td rowspan="2">Tender Conditions Prevails</td></tr>
<tr><td>4.</td><td>Sri. Vivek A of AVN Group has requested an extension of the gestation period by an initial 6 months, with a further extension of a few additional months, as he intends to establish a wedding hall and requires extra time to convert the commercial space to meet the necessary requirements.</td></tr>
<tr><td>5.</td><td>Sri.Avinash L. Om Creations has requested 19,224 sq.ft & 2,732 sq.ft as one package for easy access.</td><td>Package A
<table>
<tr><th>Sl. No</th><th>Name of Bus Station</th><th>Establishments</th><th>Commercial area available in Sqft</th></tr>
</table></td><td>Tender Conditions Prevails</td></tr>
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<tr><td>1</td><td rowspan="2">Mallasandra</td><td>Com/office space mezz & 1st Floor</td><td>19,224</td></tr>
<tr><td>2</td><td>Com/office space 1st Floor</td><td>6,135</td></tr>
<tr><td></td><td colspan="2">Total</td><td>25,359</td></tr>
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Package B
<table>
<tr><th>Sl. No</th><th>Name of Bus Station</th><th>Establishments</th><th>Commercial area available in Sqft</th></tr>
<tr><td>1</td><td rowspan="2">Mallasandra</td><td>Com/office space ground Floor</td><td>9,094</td></tr>
<tr><td>2</td><td>Com/office space mezz</td><td>2,732</td></tr>
<tr><td></td><td colspan="2">Total</td><td>11,826</td></tr>
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<td>6.</td>
<td>Sri.Lohith, Madhuveer, has requested to do the civil work to run commercial business.</td>
<td>As BMTC has notified this tender on "<u>As is where is basis</u>" condition. The licensees are advised to
a) Make site visit before quoting their Rate/Amount.
b) Shall Confirm himself that all civil/Electricity works to be taken up by the licensee. The selected licensee shall obtain written approval from BMTC for taking up of the works at his own cost. BMTC will not execute these woks.</td>
<td>Tender Conditions Prevails</td>
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7.	Sri.Lohith, Madhuveer, has requested to allow the proper access for exist & entry in the existing bay.		Can be considered, subject to availability
8.	Sri.Lohith, Madhuveer, has requested to earmark for parking area.	a) Licensor agrees to allot one free car parking slot as a facility for allotment of every 1,000 sq ft of super built up area of the premises allotted for captive use & to provide parking space to his tenants as a facility. The said parking facility cannot be used for commercial purpose. In case more parking slots are required, than the allotted parking slots, the licensee shall have to tie up with the licensee who runs the parking slots at the complex and shall have to obtain prior permission from the BMTC. The licensee shall also be entitled to appoint one employee at his cost to have control over the parking vehicles to ensure the exclusive nature of the parking space allotted to the licensee. b) The parking area will be determined through a joint inspection along with the Civil Department and will be designated subject to the availability of space.	Can be considered, subject to availability
9.	Sri. Madhusudan Gowda, Parijatha, requested requested to earmark for parking area for extra requirement to improve footfalls.		

Chief Traffic Manager (Com)

(Tender inviting Authority)